

Appendix A

Glossary

Accessory Dwelling Unit (ADU):	Term for second residential unit of limited size within existing single-family residences (also known as “mother-in-law” apartment).
Acre-foot:	A measure of volume that is equivalent to one acre at one foot depth.
Active permits:	Status of development permits for new developments that are still under review by City, or are under construction but not completed.
ADA-compliant:	Consistent with accessibility goals of the Americans with Disabilities Act.
Change of use permit:	Permit granted by City for new activity within existing structures.
Class III Boulevard:	A street designation requested in the Northgate Plan, but not currently included in the City’s street designations.
Core area:	The central commercial area defined in the Northgate Plan, primarily corresponding to the denser commercial and multifamily zoned area.
“Covered” employment:	Employment data gathered from most economic sectors, except some public institutions.
Land use decision types:	The City’s Land Use Code (Chapter 23.76) categorizes land use decisions in five categories that describe who has decisionmaking responsibility (DCLU, Hearing Examiner or City Council).
Detention pond:	A drainage control pond (sometimes enclosed in a vault) that temporarily detains stormwater runoff and releases it to a natural drainage at a controlled maximum rate.
Design review process:	A City review process that seeks improved design quality in new development, through critical review by a design review board.
Establishing existing use:	DCLU activity that officially recognizes an existing land use on a property.
“Finaled” permits:	Status of development permits when construction has been completed, and DCLU has completed reviews.
Floor Area Ratio (FAR):	A measure of building area or bulk. Building floor area equal to the area of a property is measured as 1 FAR.
Green Streets designation:	A street designation recognizing locations where specific types of street improvements are desired, generally to improve aesthetic and pedestrian qualities. Northgate Plan specifies Type II, III and IV Green Streets. DCLU Director’s Rule 11-93 contains Green Streets design guidelines/process.
Headway:	Time between buses on the same route.
High capacity transit systems:	Northgate Plan term referring to light-rail transit or express bus transit systems.
Hydrology:	Study of the functioning and characteristics of natural drainage systems.
Implementation Guidelines (I.G.):	Recommendations of the Northgate Plan that provide details under each policy in the Plan.
“In lieu” payments:	A voluntary payment by a developer that substitutes for providing a certain amenity, such as parking or open space, as a way to increase the flexibility of land use requirements.

Local Improvement District (LID):	A financing tool that defines an area within which property owners pay toward improvement of streets, sidewalks or other infrastructure. The amount of payment for each owner is determined according to the special benefit that would accrue to the property owner as a result of those improvements (determined by the assessor).
Major Institution Master Plans:	A planning process required of large institutions, such as hospitals and schools, to help define the intended future development plans and zoning for relevant properties.
Major Pedestrian Street:	A designation discussed under Policy 8 of the Northgate Plan, that requires a certain level of sidewalk improvement along portions of Northgate Way and 5 th Avenue NE, specified in the Land Use Code.
Master Plan Overlay process:	A new master planning process being developed by the City for possible citywide use.
Mixed-use development:	New development that contains multiple uses on the same site, typically consisting of commercial and residential uses.
Neighborhood Development Manager (NDM):	An employee of the City's Dept. of Neighborhoods seeking to coordinate implementation of the neighborhood plans in specific sectors of the City.
Neighborhood Traffic Controls:	Devices, signage or other restrictions that slow down or discourage traffic on non-arterial streets.
Open Space Fund:	Northgate Plan concept to gather contributions in lieu of some required open space, and use funds for other open space-related purposes, such as Green Streets improvements.
Peak Hour:	The 60-minute period during which the largest amount of traffic is measured.
Peak Spreading:	Term that describes the phenomenon of people commuting earlier or later to avoid rush hour traffic, which leads to congested traffic extending over longer periods of time.
Platform Hours:	A measure of the hours of transit service provided to a specific area.
Property Use and Development Agreement (PUDA):	An agreement between a property owner and the City that provides details about how specific properties will be used and developed in the future.
Queue jump lane:	A road lane that allows transit vehicles to avoid lineups at traffic lights, allowing quicker, more reliable transit service.
SEPA:	State Environmental Policy Act. Refers to type of environmental review on development and non-project decisions.
Single Purpose Residential (SPR):	Refers to a building containing only multifamily residences, usually when located in a commercial zone.
Special Landscaped Arterials:	A designation discussed under Policy 8 of the Northgate Plan, that requires a certain level of sidewalk improvement and planting strip along 5 th and 15 th Avenues NE, and Roosevelt Way.
Street Project Contract Improvement:	Northgate Plan term for a "latecomer" agreement that obligates future developers to pay for a proportionate share of infrastructure improvements.
"Touchstone" site:	The site between 3 rd and 5 th Avenue NE on Northgate Way, north of Northgate Mall (also known as "Northgate North"). A new multi-tenant retail project is being constructed on this site.
Transition requirements:	Setback, height and bulk requirements intended to avoid abrupt

	transitions between more intensive and less intensive zones. The Northgate Plan specified additional transition requirements between particular zones.
Transportation Management Association (TMA):	Term in the Northgate Plan for a group of local employers that meets regularly to discuss ways to better promote alternative transportation options.
Transportation Management	A document required of some new development, describing incentives and activities that will be provided to employees of businesses to encourage transit, carpooling, bicycling and other alternatives to single-occupant vehicles.
Urban Center:	The central Northgate area defined for the City's Comprehensive Plan to meet growth management requirements. Similar to the "core" but also includes Northwest Hospital and omits North Seattle Community College.
Variance:	An approval from the City that allows a variance from requirements of the Land Use Code, usually granted if the strict application of the code requirements would result in an undue hardship on the property owner.